

FOR LEASE- THE HISTORIC DUNAWAY BUILDING IN PACIFIC BEACH

Highlights

- Located on the high traffic corner of Garnet Ave and Cass St in the heart of Pacific Beach
- Heavy daytime population and high foot traffic
- Top destination for college students and tourists
- Just blocks from the beach and Crystal Pier
- Surrounded by many retailers, shops, eateries, cafes, and bars in the immediate area



Availabilities:

- Suite 972: ±1,085 SF Retail space
- Suite 978: ±1,308 SF Fully fixturized restaurant space
- 2nd Floor Office Space: ±150 – 3200 SF available for lease

Anthony Acosta
Associate
Anthony@duhscommercial.com
619.491.0048
CA Lic. # 01900150

Rick Wu
Vice President
Rick@duhscommercial.com
619.491.0826
CA Lic. # 01495421



PHOTOS

970-980 GARNET AVE SAN DIEGO, CA 92109



2nd Floor Office Space:
±150 – 3200 SF
Available for lease

Suite 978: ±1,308 SF
Fully Fixtured
Restaurant Space

Suite 972: ±1,085 SF
Retail Space

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COMMERCIAL

BROKERAGE • INVESTMENT • DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



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DEMOGRAPHICS

970-980 GARNET AVE SAN DIEGO, CA 92109



TRAFFIC COUNTS

GARNET AVE: 17,652 ADT
GRAND AVE: 21,941 ADT



DAYTIME POPULATION

1 MILE: 10,817
3 MILE: 29,836
5 MILE: 107,898



AVERAGE HOUSEHOLD INCOME

ZIP CODE: 92109
1 MILE: \$102,513
3 MILE: \$122,409
5 MILE: \$114,236



RESIDENTIAL POPULATION

1 MILE: 27,685
3 MILE: 84,156
5 MILE: 257,028



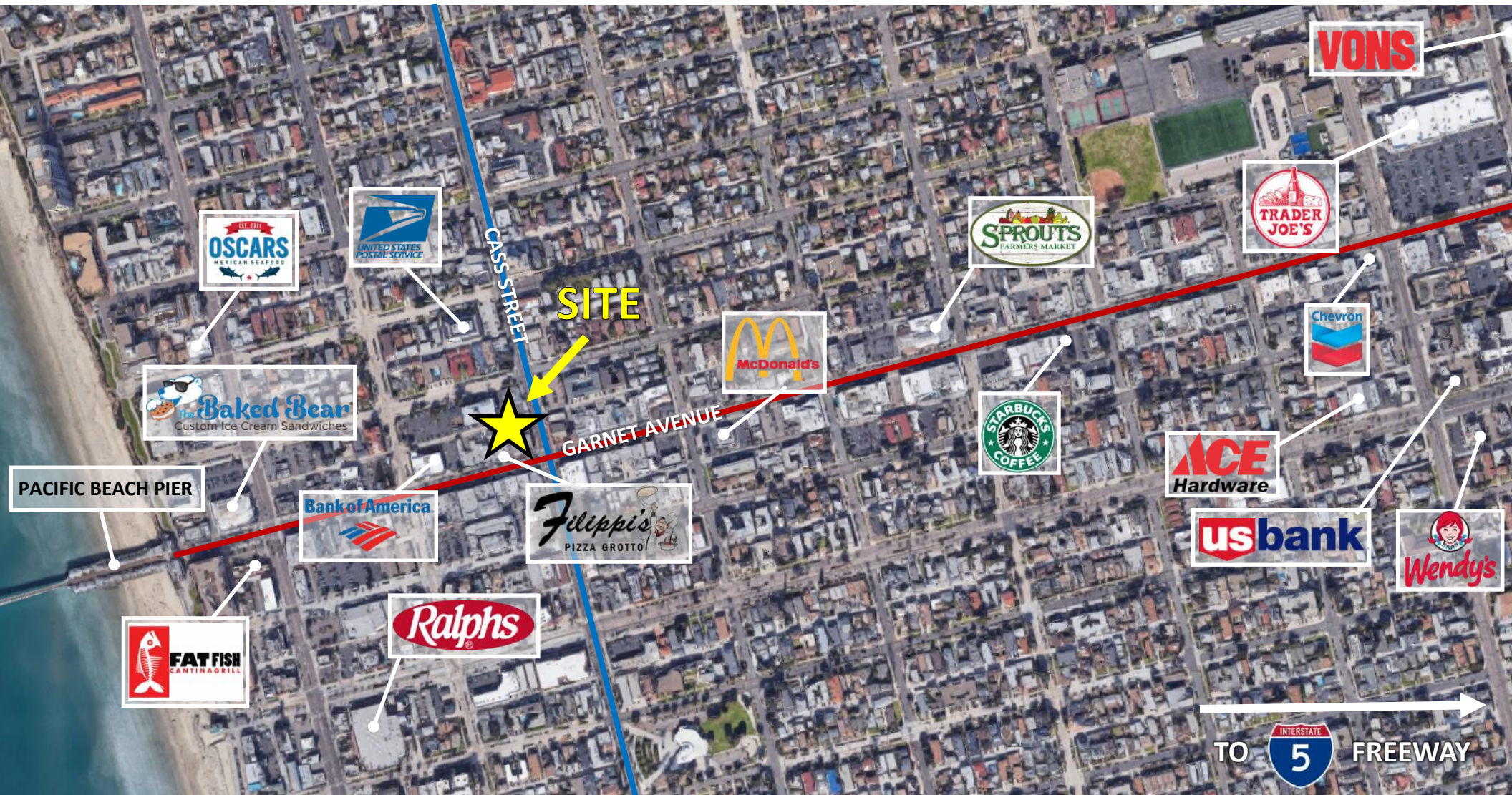
HOUSEHOLDS

1 MILE: 14,553
3 MILE: 39,885
5 MILE: 111,914



AERIAL

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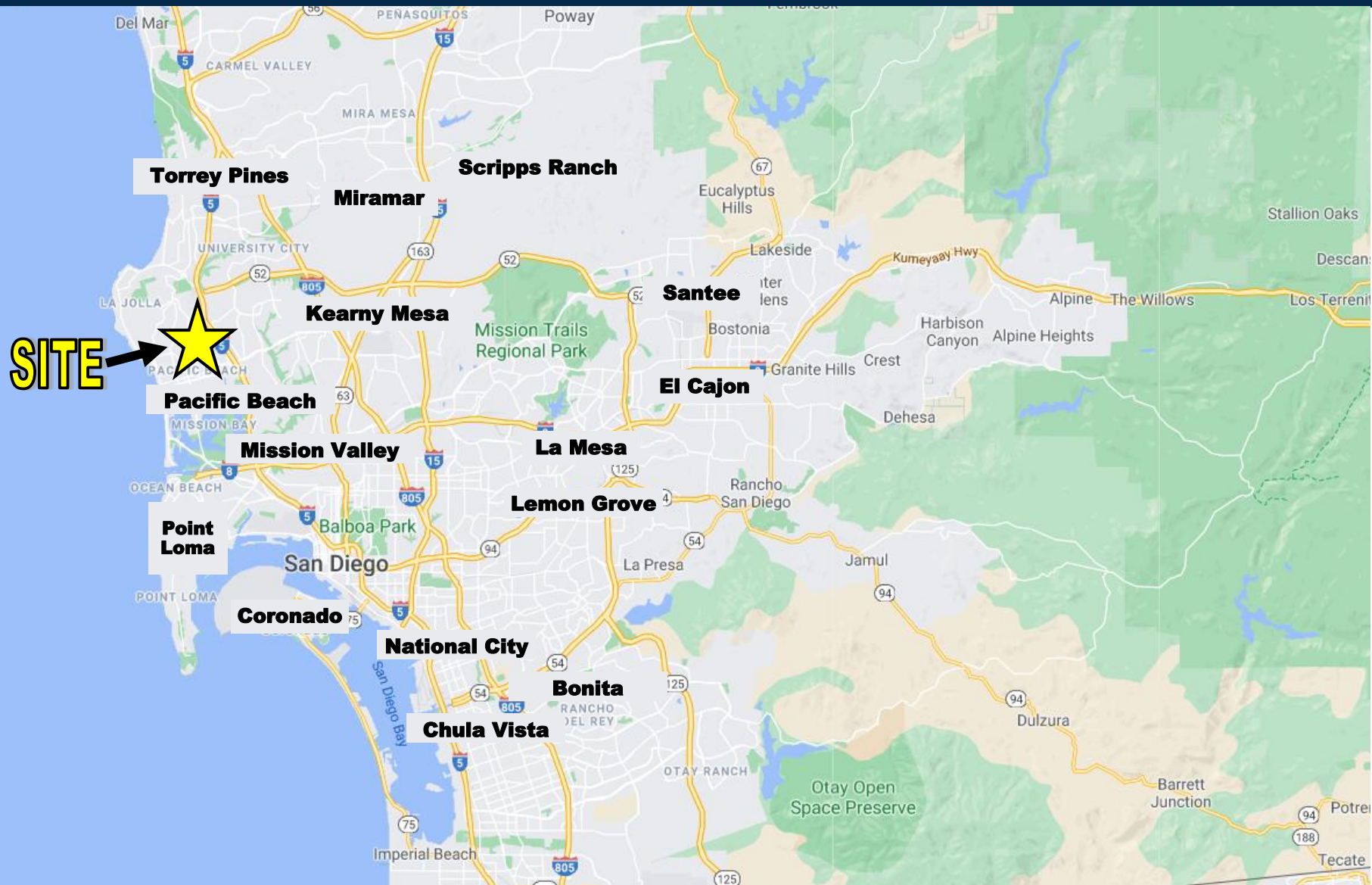
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REGIONAL MAP

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